

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

VOL 1648 PAGE 561

FILED  
GREENVILLE S.C.

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 10th day of February, 1984,  
among James A. Bradley & Thelma P. Bradley (hereinafter referred to as Mortgagor) and  
Allstate Enterprises, Inc. a Delaware Corporation (hereinafter referred to as Mortgagee):  
401 McCullough Dr. Charlotte NC 28213

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which  
Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of  
Seven thousand three hundred twenty- (\$ 7327.23), the final payment of which  
is due on February 18 seven & 23/100 19 88, together with interest thereon as  
provided in said Note, the complete provisions whereof are incorporated herein by reference;

AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest  
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the  
Note and this Mortgage by the conveyance of the premises hereinafter described:

NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in  
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,  
assigns and releases to Mortgagee, its successors and assigns, the following described premises located in  
Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon,  
or hereafter to be constructed thereon, situate, lying and being in the State  
of South Carolina, County of Greenville, on the East side of First Day  
Street and being known and designated as Lot No. 82 as shown on a plat  
entitled "Canterbury Subdivision, Section II", prepared by Heaner Engineering  
Co., Inc. dated July 17, 1972, and subsequently revised through March 31,  
1976, which plat is recorded in the R.M.C. Office for Greenville County in  
Plat Book 5-P at Page 31, and having, according to said plat the following  
metes and bounds:

BEGINNING at an iron pin on the East side of First Day Street at the joint  
corner of lots 81 and 82 and running thence along line of Lot 81 S. 71-56-15  
E. 134.24 feet to an iron pin; thence N. 15-36-37 E. 125 feet to an iron pin;  
thence N. 78-27-00 W. 140 feet to an iron pin on the East side of First Day  
Street; thence along said Street S. 11-33-00 W. 70.44 feet to an iron pin;  
thence with the curve of said Street (the chord being S. 14-48-22 W. 39.08  
feet) to the beginning corner.

This being the same property conveyed to the mortgagors herein by Deed of  
The Forties Corporation (formerly Forties Enterprises) dated 4/2/77 and  
recorded 4/27/77 in Deed Book 1055 at page 434 in the R.M.C. Office for  
Greenville County,

Being improved property known as 106 First Day Street, Piedmont, according  
to the present system of numbering houses in Greenville County, South  
Carolina.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises  
belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements,  
fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or  
articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light,  
power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm  
doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of  
said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee,  
its successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee,  
its successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises in fee simple;  
that the premises are free and clear of all encumbrances except for a prior Mortgage, if any; and that Mortgagor  
will warrant and defend title to the premises against the lawful claims of all persons whomsoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above  
mentioned Note in the amounts, in the manner and at the place set forth therein. This Mortgage secures payment  
of said Note according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor shall pay all taxes, charges and assessments which may become a lien upon the  
premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to  
Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date  
of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the  
whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its  
successors and assigns, without notice become immediately due and payable.

RETURN THIS COPY

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